

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8984 First Baptist Church of D.C., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- January 6, 1967

ORDERED:

That the appeal for permission to continue parking lot for 5 years at 1513-19 O Street and 1404-06-08 - 15th Street, NW., lots 74, 75, 830 and 840, square 195, be conditionally granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-5-B District.
- (2) The Board inspected the property on November 14, 1966 and found the lot paved, clean, fenced and apparently well managed.
- (3) In Appeal No. 6239 the Board granted permission to continue the operation of a parking lot for five years at 1513-19 O Street, NW., lots 74, 75 and 830 by Order dated March 20, 1961. Certificate of Occupancy No. B-28119 was issued on April 6, 1961.
- (4) The Board amends the subject appeal to include the establishment of a parking lot on lot 840, square 195.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment and the continuance of the subject parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Appellant shall maintain the lot facing on O Street as provided in the Order of the Board in Appeal No. 6239.
- (b) Appellant shall erect and maintain a forty-two (42) inch brick wall on the lot facing 15th Street to run along all street frontages except driveways and entrances.
- (c) Permit shall issue for a period of 5 years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (d) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (e) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (f) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (g) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (h) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (i) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (j) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

The Certificate of Occupancy shall not issue until the conditions set forth in this Order have been complied with.